

**SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM**

**SUBJECT:** REQUEST FOR MINIMUM WIDTH AT THE BUILDING LINE VARIANCE FROM 70 FT TO 65 FT FOR A VACANT LOT IN THE R-1 (SINGLE-FAMILY DWELLING DISTRICT); (DAVID E. HALL, APPLICANT).

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Earnest McDonald **CONTACT:** Earnest McDonald **EXT.** 7430

**Agenda Date** 06-23-03 **Regular** ☐ **Consent** ☒ **Public Hearing – 6:00** ☐

**MOTION/RECOMMENDATION:**

1. **APPROVE** THE REQUEST FOR MINIMUM WIDTH AT THE BUILDING LINE VARIANCE FROM 70 FT TO 65 FT FOR A VACANT LOT IN THE R-1 (SINGLE-FAMILY DWELLING DISTRICT); (DAVID E. HALL, APPLICANT); OR
2. **DENY** THE REQUEST FOR MINIMUM WIDTH AT THE BUILDING LINE VARIANCE FROM 70 FT TO 65 FT FOR A VACANT LOT IN THE R-1 (SINGLE-FAMILY DWELLING DISTRICT); (DAVID E. HALL, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

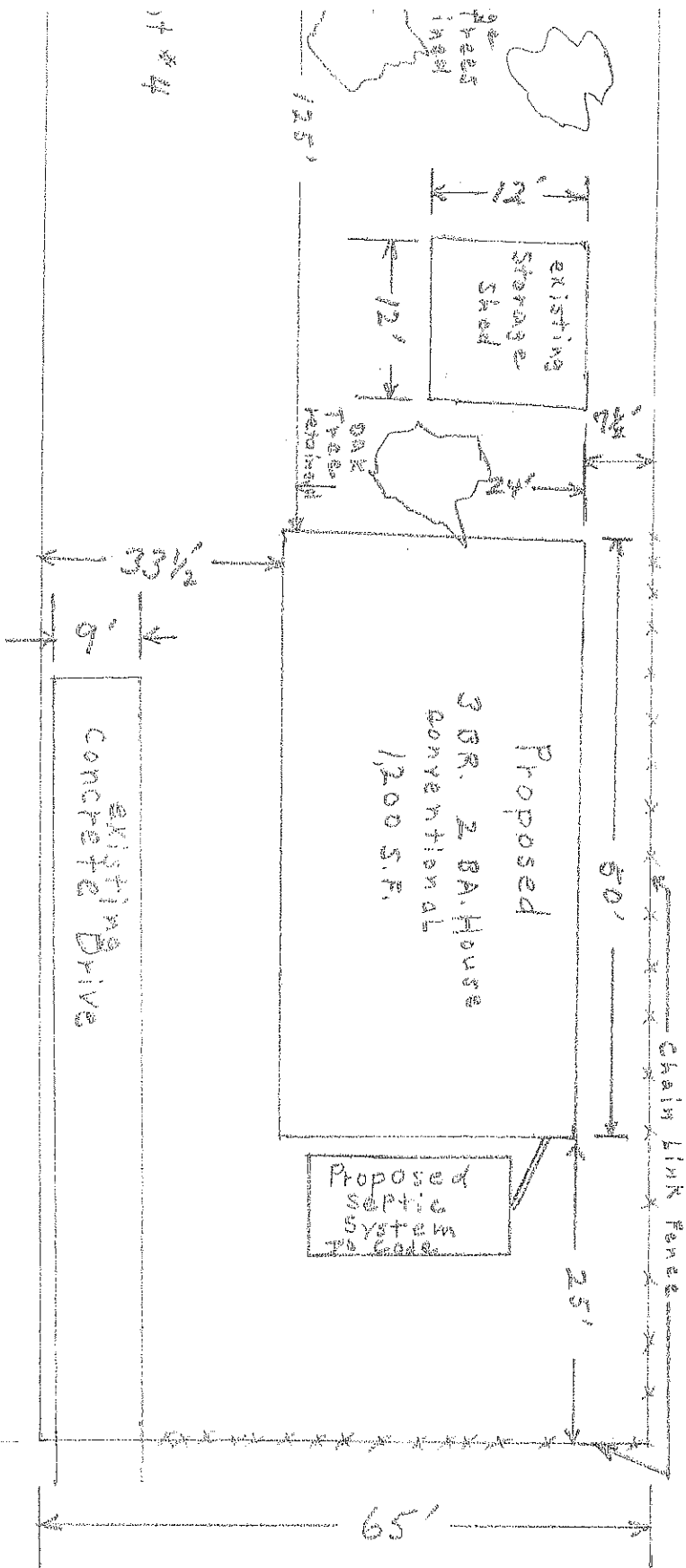
(Commission District # 5 - McLain)

(Earnest McDonald, Principal Coordinator)

<b>GENERAL INFORMATION</b>	DAVID E. HALL PALM WAY (LOT 4) FLORA HEIGHTS	R-1 DISTRICT, LDC SECTION 30.186(a)(3)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• APPLICANT DESIRES TO CONSTRUCT A SINGLE-FAMILY HOME ON A VACANT LOT THAT FAILS TO MEET THE MINIMUM LOT WIDTH REQUIREMENT OF THE R-1 DISTRICT.</li> <li>• A VARIANCE FROM 70 FT TO 65 FT IS REQUESTED FOR MINIMUM WIDTH AT THE BUILDING LINE.</li> </ul>	
<b>STAFF FINDINGS</b>	<p>THE APPLICANT HAS DEMONSTRATED A HARDSHIP, BASED ON THE STANDARDS FOR GRANTING VARIANCES:</p> <ul style="list-style-type: none"> <li>• THE SUBJECT LOT WAS CREATED AS A PART OF FLORA HEIGHTS, WHICH WAS PLATTED IN 1923.</li> <li>• THE ADOPTION OF COUNTYWIDE ZONING IN 1960 BY SEMINOLE COUNTY SUBSEQUENTLY RENDERED THE LOT NONCONFORMING, THEREBY CREATING A HARDSHIP.</li> <li>• ACCORDING TO SEMINOLE COUNTY PROPERTY</li> </ul>	

	APPRAISER RECORDS, THE OWNERS OF THE ABUTTING PROPERTIES ARE DIFFERENT THAN THE OWNER OF THE SUBJECT PROPERTY. THEREFORE, THERE IS NO OPPORTUNITY TO IMPOSE POLICY FLU 3.2 (ANTIQUATED PLATS) OF THE COMPREHENSIVE PLAN, WHERE THE OWNER WOULD BE REQUIRED TO RECOMBINE PROPERTIES TO ELIMINATE NONCONFORMITY AND THE NEED FOR A VARIANCE.
<b>STAFF RECOMMENDATION</b>	STAFF THEREBY RECOMMENDS THE BOARD OF ADJUSTMENT APPROVE THE VARIANCE REQUEST AND MAKE THE APPROPRIATE FINDINGS OF FACT. STAFF ALSO RECOMMENDS THE BOARD IMPOSE ANY ADDITIONAL CONDITIONS DEEMED APPROPRIATE, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.

200'



— Property owner —

David E. Hall

7600 Lake Underhill Rd.

Orlando, FL 32822

Also owns adjoining property

757th South lots 5, 6, 7

PALMWAY